

# **CITY OF MURFREESBORO PLANNING COMMISSION**

## **AGENDA**

**City Hall, 111 W. Vine Street, Council Chambers**

**March 17, 2004  
1:00 PM**

**Bob Lamb  
Chairman**

### **1. Call to order**

### **2. Approve minutes of the regular meetings of March 3, 2004.**

### **3. Public Hearings:**

- a. Amendments to the sign ordinance [2004-802] as regards building material signs.

### **4. Consent Agenda:**

- a. Villages @ Westhaven [2004-1021] preliminary plat of 34 lots on 11.63 acres zoned RZ west of Cason Lane, Charles Waite developer.
- b. Morton Buildings Phase II [2004-3018] site plan of second main building of 1,700 sq.ft. on a single lot of record of .85 acres zoned H-I along Salem Hwy., Fred Farrer developer.
- c. Development entrance sign [2004-901] for Liberty Station Subd. along Swamp Road, Howard Wall developer.

### **5. Plats and Plans:**

- a. Jack Sanders Property [2004-1016] preliminary plat of 5 lots on 6.7 acres zoned CH along Sulphur Springs Road, Mr. Jack Sanders developer.
- b. S. Rutherford Blvd. Apts. Lot 1 [2004-1017] preliminary plat of 3 lots on 4.6 acres zoned CH along S. Rutherford Blvd., Boyle Investment Co. developer.
- c. Victory Pointe South [2004-1019] master plan of 158.2 acres zoned PUD south of Hwy. 96/Franklin Road, Swanson Family Irrevocable Trust developer.
- d. Victory Pointe South Section 1 [2004-1019] preliminary plat of 2 lots on 4 acres zoned PUD south of Hwy. 96/Franklin Road, Swanson Family Irrevocable Trust developer.
- e. Salem Crossing [2004-1020] preliminary plat of 31 zero-lot line lots on 12.9 acres zoned RZ along St. Andrews Drive, Decker & Belt developer.
- f. Wilkerson Trace Sec. 4 [2004-1023] preliminary plat of 28 lots on 11.46 acres zoned RS-12 east of Brinkley Road, Pioneer Land Co. developer.
- g. Scales Elementary School [2004-3020] site plan of 116,888 sq.ft. elementary school on 24.67 acres zoned RS-12 along St. Andrews Drive, Murfreesboro City Schools developer.

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**6. New Business:**

- a. Zoning request [2004-408] for approx. .5 acre along E. Clark Blvd. to be rezoned from PCD to OG, Ms. Diane Austin applicant.
- b. Zoning request [2003-427] for approx. 275 acres to be rezoned from RS-15, RS-12, and RS-10 to PRD along St. Andrews Drive, Cason Lane Development applicant.
- c. Annexation request [2004-504] for approx. 1 acre along Halls Hill Pike to be annexed in order to receive city provided services, William Lawson applicant.

**7. Gateway Overlay Design Review:**

- a. Aldi [2003-3094] initial design review and site plan review of 15,150 sq.ft. grocery store on 2.56 acres zoned L-I, GDO-2 overlay, and BP overlay along N. Thompson Lane and Robert Rose Drive, Aldi developer.

**8. Adjourn.**

**MURFREESBORO PLANNING COMMISSION  
STAFF COMMENTS  
MARCH 17, 2004**

**3.a. Amendments to the sign ordinance [2004-802] as regards building material signs.**

Earlier this year the Planning Commission discussed the possibility of amendments to the sign ordinance regarding attached signage that is “built into” a building. This matter was before the Planning Commission at the request of Mr. Tom Bumpas of Bumpas Harley Davidson. The Planning Commission expressed a desire to consider possible amendments and directed the Planning, Legal, and Building Department staffs to prepare recommendations for consideration.

Included with the agenda materials is an ordinance that proposes to allow for a new type of signage called a Building Material Sign. The ordinance provides a definition of the sign for inclusion in the sign ordinance and proposes to include the sign in CH, CF, H-I, L-I, PCD, and PID zones.

The Planning Commission needs to conduct a public hearing on the proposed ordinance amendment and provide a recommendation for the City Council.

**6.a. Zoning request [2004-408] for approx. .5 acre along E. Clark Blvd. to be rezoned from PCD to OG, Ms. Diane Austin applicant.**

The subject property is located at the intersection of Leaf Avenue and E. Clark Blvd. The property was formerly used as a medical office. In the summer of 2000 the present owner made application to rezone the property from CM-R to PCD in order to operate a music and dance academy on the property. The owners plans have changed and they must sell the property. However, there is very limited ability to sell the property with the current PCD zoning and the applicants desire to change the zoning to a classification that will allow for a broader range of permitted uses.

The applicants have applied for OG zoning for the parcel. This would allow a broad range of office type users. Staff has included with the agenda materials a list of uses permitted in the OG zone and a section of the zoning ordinance that describes the OG zone.

Staff has received numerous inquiries from property owners in this immediate area about rezonings. For the property zoned CM-R to the west there appears to be concerns that the

CM-R zoning classifications places too much limitation on their ability to find medical office users or reusers for the property. Some of these property owners have discussed with staff changes to the zoning to OG or OG-R to allow non medical office users. For the property owners zoned RS-10 to the east there has been a desire to change the zoning to OG to allow the transformation of the residential properties to office uses. The Planning Commission and City Council did approve a rezoning of the residential properties along N. Tennessee Blvd. from RS-10 to OG in 2001.

The Planning Commission needs to discuss this application. It may desire to include other property along with the study area. At the very least a public hearing will need to be scheduled for the applicant's request. Staff will have additional comments at the meeting.

**6.b. Zoning request [2003-427] for approx. 275 acres to be rezoned from RS-15, RS-12, and RS-10 to PRD along St. Andrews Drive, Cason Lane Development applicant.**

The subject property is located south of the Evergreen Farms Subdivision and planned development and along both sides of St. Andrews Drive as it is currently under construction. This is the remainder of the Evergreen Farms development tract.

Included with the agenda materials is an application package to describe the proposed development. The project will have four components. The first will be lots with side entry garages that will be located along a portion of St. Andrews Drive and along the residential subcollector street that is proposed to connect from St. Andrews Drive westward to cross Puckett Creek. The second component is a residential condominium that will be located along the west side of St. Andrews Drive. The third component is a single family residential area that composes the bulk of the project. The fourth component is the open space with recreational amenities along Puckett Creek.

This rezoning will enable a large number of dwelling units. It is proposed to be basically an extension of Evergreen Farms. Before making a recommendation on the matter, the Planning Commission may desire to tour the subdivision to see the quality of the subdivision.

The Planning Commission needs to discuss the application and then schedule the matter for a public hearing.

**6.c. Annexation request [2004-504] for approx. 1 acre along Halls Hill Pike to be annexed in order to receive city provided services, William Lawson applicant.**

The subject property is located along the south side of Halls Hill Pike east of the intersection with Lillard Road. The parcel is improved with one single family residence that has a septic failure. Because the sanitary sewer is located immediately adjacent to the

property, the owner desires to connect to the sanitary sewer. Other city services are also desired by the applicant including fire protection and solid waste pickup. Accordingly, he has petitioned the City for annexation.

The is immediately adjacent to the existing City Limits on two sides. It is inside the City's urban growth boundary. It appears that services can be extended fairly easily. No other properties must be annexed in order to effect the annexation.

The Planning Commission needs to schedule a public hearing to consider the matter and the Plan of Services that will be prepared by the Planning Staff.

**4.a. Villages @ Westhaven [2004-1021] preliminary plat of 34 lots on 11.63 acres zoned RZ west of Cason Lane, Charles Waite developer.**

This preliminary plat for a single-family residential subdivision is located west of Cason Lane south of the Amber Glen Subdivision.

The Andrade Drive streetname was denied by E-9-1-1 and should be changed in this section and in Section 1.

Remove the RS-12 typical setback diagram so as to avoid any confusion in the future.

Lot numbers not in this section should not be circled. Show a section line better delineating what is proposed for this section.

As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.

Drainage calculations need to be submitted for review by the City Engineer.

Construction plans will be subject to review and approval by the City Engineer.

Provide pipe types and sizes.

Provide a temporary sediment basin.

The design engineer needs to determine whether the drainage easement to the south is public or private. It should be public in order to provide a continuous easement for the drainage from this subdivision.

**Water and Sewer and Fire Department Comments:**

Lots 31 through 62 are within the Salem/Barfield Sewer Assessment District.

Final approval subject to approval of construction drawings and hydraulic calculations.

Water service, domestic and fire protection, are provided by CUD.

**4.b. Morton Buildings Phase II [2004-3018] site plan of second main building of 1,700 sq.ft. on a single lot of record of .85 acres zoned H-I along Salem Hwy., Fred Farrer developer.**

This site plan for a new commercial building is located at the northwest corner of New Salem Highway and Molloy Lane. Although this building is only 1,700 square feet and the lot is less than one acre, this site plan is for the construction of a second main building on the lot and hence, Planning Commission approval is required. Phase I of this site was approved administratively by staff, since it met the requirements for administrative site plan approval.

The correct FEMA FIRM date is 12/20/02.

More information should be provided on the specific proposed use of Phase II.

The parking tabulations should be recalculated taking into account that Phase I has developed as an auto repair business and not as office/warehouse.

The proposed trees should be included in the plant materials schedule.

**Water and Sewer and Fire Department Comments:**

No comments.

**4.c. Development entrance sign [2004-901] for Liberty Station Subd. along Swamp Road, Howard Wall developer.**

**5.a. Jack Sanders Property [2004-1016] preliminary plat of 5 lots on 6.7 acres zoned CH along Sulphur Springs Road, Mr. Jack Sanders developer.**

This preliminary plat for a commercial subdivision is located along the south side of Sulphur Springs Road just west of Memorial Boulevard.

As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.

Drainage calculations need to be submitted for review by the City Engineer.

Construction plans will be subject to review and approval by the City Engineer.

An ARAP will be required for this development. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.

A note should be included on the plat that due to the narrowness of these lots, only one access drive will be permitted per lot.

Joint access is encouraged for lots 3 and 4.

First floor elevation certificates must be submitted before C of O.

A no fill in the floodway certification must be submitted prior to C of O, and a note should be included on the plat stating this.

The design engineer may wish to seek assistance to determine the extent of environmentally sensitive areas (including wetlands) on the subject property.

Lot 1 is very small and shallow and combined with the floodway and the street improvements may not be a buildable lot. This lot may need to be reconfigured, if the design engineer cannot demonstrate the ability to build on this lot (to include parking, building, landscaping, etc.) If it is determined that this is a buildable lot, then it should be known that future requests for setback variances may not be viewed favorably by the BZA, since this hardship would be self-created.

Sidewalks should be shown on this plan.

Include a commercial paving schedule of 8"/3.5"/1.5".

Standup curb and gutter detail is required.

E-28 ramps should be included for the existing drives on Lots 1 and 2.

**Water and Sewer and Fire Department Comments:**

Sewer is existing along lots 4 and 5 within Sulphur Springs Road.

**5.b. S. Rutherford Blvd. Apts. Lot 1 [2004-1017] preliminary plat of 3 lots on 4.6 acres zoned CH along S. Rutherford Blvd., Boyle Investment Co. developer.**

This preliminary plat for a commercial subdivision is located along the west side of South Rutherford Boulevard across from the Wal-Mart shopping center and just north of the Sterling University Gables apartment complex.

The access point on Lot 1 should be shifted farther away from Rutherford Boulevard.

No median openings will be permitted on South Rutherford Boulevard for access to these lots.

More detail needs to be provided for the drainage system. The plan should adequately address where the site drainage is being directed.

Demonstrate detention on the lots and/or confirm the adequacy of detention on the apartment site to the south.

Provide a design for the proposed sewer line that is shown.

Provide inverts on the existing storm drain system.

Show public right-of-way improvements on the preliminary plat, including curbs and gutters and sidewalks. This work must be built and/or bonded with the development of the lots.

Show street drainage plan for the curb and gutter along South Rutherford.

A concrete city standard E-28 ramp should be shown at all business entrances to the public ROW.

Show taper and storage for right-turn off of South Rutherford.

The pavement section for the shoulder on South Rutherford must be rebuilt with a minimum pavement schedule of 8"/3.5"/1.5".

The preliminary plat should be revised to show cross access easements to allow for cross access between the three lots.



As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.

Drainage calculations need to be submitted for review by the City Engineer. These calculations should address detention.

Construction plans will be subject to review and approval by the City Engineer.

This plan should be submitted on a 24" x 36" sheet, and since this plan will show future ROW improvements to be constructed, the plan must bear the stamp of an engineer and not a surveyor.

**Water and Sewer and Fire Department Comments:**

Final approval subject to approval of construction drawings and hydraulic calculations.

Water service, domestic and fire protection, are provided by CUD.

Must show sanitary sewer profile prior to signing plat.

**5.c. Victory Pointe South [2004-1019] master plan of 158.2 acres zoned PUD south of Hwy. 96/Franklin Road, Swanson Family Irrevocable Trust developer.**

This is the master plan for the Victory Pointe South mixed-use subdivision, which is located along the south side of Old Fort Parkway east of Rucker Lane. This property was approved in 2000 for zoning as a Planned Unit Development. The layout of this master plan conforms to the PUD plan that was originally approved. One of the major components of the plan is the extension of Fortress Boulevard south of Old Fort Parkway. Prior to reviewing the preliminary plat, which is the next item on the agenda, the Planning Commission must review this master plan to analyze important large-scale issues, such as sidewalk locations and street connections.

The master plan identifies three locations for access to Old Fort Parkway as well as one stub street in each of the other three directions (east, west, and south).

The master plan shows sidewalks on both sides of all streets. If this is satisfactory to the Planning Commission, then it should be made a condition of approval.

A roadname should be labeled for the Fortress Boulevard extension.

The master plan should label proposed roadway classifications.

The floodplain should be delineated.

A perpetual maintenance and indemnification agreement must be executed regarding the landscaping, lighting, irrigation, etc., that is to be done in the city ROW before any plats are recorded for the subdivision.

The Fortress Boulevard intersection with Highway 96 should be revised to a 45-degree chord versus radius. The same should be done with the middle access point. The easternmost access should have radii.

The master plan should show a system of backage roads along Fortress Boulevard. It should also depict all median openings along Fortress Boulevard and a system of joint access points for lots at those median openings.

The master plan needs to depict the proposed greenway that was agreed to in the PUD application.

**Water and Sewer and Fire Department Comments:**

No comments.

**5.d. Victory Pointe South Section 1 [2004-1019] preliminary plat of 2 lots on 4 acres zoned PUD south of Hwy. 96/Franklin Road, Swanson Family Irrevocable Trust developer.**

This preliminary plat, the first section of a mixed-use subdivision approved as a PUD in 2000, is located along the south side of Old Fort Parkway east of Rucker Lane. The previous item on the agenda was the master plan for the entire subdivision.

A roadname should be labeled for the Fortress Boulevard extension.

The floodplain should be delineated.

As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.

Drainage calculations need to be submitted for review by the City Engineer.

Construction plans will be subject to review and approval by the City Engineer.

Provide typical street sections.

A perpetual maintenance and indemnification agreement must be executed regarding the landscaping, lighting, irrigation, etc., that is to be done in the city ROW before any plats are recorded for the subdivision.

Show signalization at Highway 96 on the plan. A letter must be submitted to the City's Traffic Director, stating that it will be developer's responsibility to bear all costs associated with any signal modifications.

A TDOT permit will be required for access and drainage.

The Fortress Boulevard intersection with Highway 96 should be revised to a 45-degree chord versus radius. The same should be done with the middle access point. The easternmost access should have radii.

A UIC Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.

**Water and Sewer and Fire Department Comments:**

Submit a sewer master plan for this parcel prior to submitting construction drawings.

Final approval subject to approval of construction drawings and hydraulic calculations.

Water service, domestic and fire protection, are provided by CUD.

Property is within the Overall Creek Assessment District.

Sewer must be designed inside roadway, 5 feet from the edge of pavement, and remain on one side (northern side) for the future portion.

The ponds in front of the home must not hold water if so, relocate sewer.

**5.e. Salem Crossing [2004-1020] preliminary plat of 31 zero-lot line lots zoned RZ along St. Andrews Drive, Decker & Belt developer.**

This preliminary plat for a single-family residential subdivision is located east of St. Andrews Drive north of New Salem Highway. This property was a part of the Salem Cove master plan, which was previously approved by the Planning Commission.

The north-south portion of Hannity Drive should be given a separate roadname for addressing purposes.

The design engineer needs to confirm whether or not this development will consist of single-family detached or attached homes.

As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.

Drainage calculations need to be submitted for review by the City Engineer.

Construction plans will be subject to review and approval by the City Engineer.

The plan should be revised to show traffic controls.

A UIC Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.

The master plan for this project was approved conditioned upon sidewalks being constructed on both sides of all streets. The plat should be revised accordingly.

The typical setback diagram is incorrect. The note above the diagram does not apply to the RZ zoning district. Also, rear setbacks do not apply for corner lots in single-family residential subdivisions.

Add water quality outlet to the detention area.

Use the detention area as a temporary sediment basin.

A 30' drainage easement will be required along Lots 21/22.

The drainage easement along Lot 23 appears to conflict with the potential driveway locations.

MPEs/MFEs will be needed at a minimum for the following lots and possibly others: Lots 2-11, and 21-22.

A drainage easement is needed along the rear of lots 11-16.

Consent to drain will be required for the Leathers property to the east.

A more comprehensive drainage plan needs to be submitted for review. This drainage plan should better address how this property drains into the depressions on the Leathers property and whether retention would be a more viable option rather than detention. The design engineer should contact the City's Environmental Engineer to discuss this plan before submitting revisions. If the design engineer does not feel like he can submit a drainage plan to the satisfaction of the Planning Director and the Environmental Engineer before the meeting, then the design engineer may request for this plan to be withdrawn from the agenda.

This property is located in the St. Andrews Drive repayment assessment district. The developer will be required to reimburse the city in an amount to determined by the City Engineer.

**Water and Sewer and Fire Department Comments:**

Final approval subject to approval of construction drawings and hydraulic calculations.

Water service, domestic and fire protection, are provided by CUD.

Property is within the Overall Creek Assessment District.

Each lot must have a separate sewer service.

**5.f. Wilkerson Trace Sec. 4 [2004-1023] preliminary plat of 28 lots on 11.46 acres zoned RS-12 east of Brinkley Road, Pioneer Land Co. developer.**

This preliminary plat for a single-family residential subdivision is located south of Manson Pike and east of Brinkley Road.

Lot numbers not in this section should not be circled.

A section line should be provided to better delineate what is included in this section.

As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.

Drainage calculations need to be submitted for review by the City Engineer.

Construction plans will be subject to review and approval by the City Engineer.

The zoning for this section is labeled RS-12, yet there are lots that do not meet the minimum 12,000 square foot lot size. Verify the correct zoning of the property and revise the plan accordingly.

The master plan for this subdivision depicts the sidewalk being extended to the northern terminus of Cancun Lane. Please revise the plat accordingly.

The stop bars should be eliminated and replaced with stop signs at all intersections.

Show the creek channel, including the top of bank. Also, the floodway and floodplain should be shown on this plat.

Provide pipe sizes, types, and inverts.

No building permits will be released until the 48" RCP is installed.

The plan should show the upstream off-site drainage improvements to Manson Pike and how they relate to this project.

Provide a temporary sediment basin.

A silt fence should be included along the creek.

The drainage plan for street drainage is incomplete.

Show topo lines on the southeast corner of the site.

All roads should comply with the city's standard roadway cross sections, which were provided to all local civil engineering firms.

Label all adjacent property owners.

**Water and Sewer and Fire Department Comments:**

Final approval subject to approval of construction drawings and hydraulic calculations.

Water service, domestic and fire protection, are provided by CUD.

Property is within the Overall Creek Assessment District.

Sewer may need to be upsized along Catalina Court and Cancun Lane to serve the drainage basin.

**5.g. Scales Elementary School [2004-3020] site plan of 116,888 sq.ft. elementary school on 24.67 acres zoned RS-12 along St. Andrews Drive, Murfreesboro City Schools developer.**

This site plan for a new City elementary school is located along the west side of St. Andrews Drive adjacent to the Salem Cove Subdivision.

This use in an RS-12 zoning district requires a special use permit from the Board of Zoning Appeals. Any approval of this site plan will be contingent upon the granting of a special use permit by the BZA.

A "site plan" sheet should be provided, depicting the general layout of the site without grading contours and utilities. This sheet should include such items as parking tabulations, FIRM data, and setback lines, among other things.

As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.

Drainage calculations need to be submitted for review by the City Engineer.

A UIC Permit is required. Evidence of this permit must be provided to the City's Environmental Engineer prior to construction progressing.

Provide temporary sediment basins.

Consent to drain to the property to the west will be required.

Show sidewalks along St. Andrews Drive. Sidewalks should also be shown internally throughout the site, as well as along the north and south access points. An internal sidewalk connecting the front of the building to St. Andrews Drive should also be shown.

Provide a cross access between the Deerview Drive access drive and the St. Andrews Drive access system.

The design engineer needs to confirm via drainage calculations that this drainage plan will accommodate the Salem Cove drainage to the north.

Provide a plan for the upstream drainage area to the south.

The design engineer should contact the City's Traffic Engineer regarding the internal circulations of the site.

This plan should depict the construction of the southern access drive. A timetable should be provided for when this drive will be completed.

Landscape islands should be depicted on the plan in accordance with the requirements of the zoning ordinance.

Shrubbery should be depicted on the landscape plan along the St. Andrews frontage in accordance with the zoning ordinance.

**Water and Sewer and Fire Department Comments:**

Contact Ken Honeycutt for Siamese connection relocation.

Final approval subject to approval of construction drawings and hydraulic calculations.

Property is within the Overall Creek Assessment District.

**7.a. Aldi [2003-3094] initial design review and site plan review of 15,150 sq.ft. grocery store on 2.56 acres zoned L-I and GDO-2 and BP overlay along N. Thompson Lane and Robert Rose Drive, Aldi developer.**

This site plan for a new grocery store is located west of North Thompson Lane and north of the proposed Robert Rose Drive extension. Since this property is located in the Gateway Design Overlay District (GDO-2), it requires initial design review and approval in addition to the traditional site plan review and approval. The Planning Staff has been discussing this project with the applicant for several weeks. The proposed use is as a grocery store.

### **Initial Design Review**

The Planning Commission needs to review the proposed design of the building and site in accordance with the Gateway Design Guidelines Overlay District regulations. The Planning Staff has identified some issues that need to be discussed by the Planning Commission.

1. The proposed signage appears to conform to the GDO and BP overlay district requirements in terms of size. However, it appears that the ground sign could be improved considerably by utilizing the same brick in the foundation as used in the proposed building and by adding columns on each side of the sign to frame the sign.
2. The proposed roof line is still a flat roof. Staff would encourage the applicant to improve the appearance of the roof line.

### **Site Plan Review**

Demonstrate the location of the formal open space, as required in the GDO regulations.

Demonstrate compliance with GDO Dumpster screening requirements.

There is a gap in landscaping along the northwest corner of the site. Show landscaping in this gap to comply with landscaping requirements.

Additional landscaping should be shown on the plan along the “finger” of the site that juts out to Thompson Lane.

Separate constructions plans should be submitted for Robert Rose Drive.

The plat must be recorded in order to create this lot and performance bonds (for Robert Rose Drive and subdivision drainage) must be posted before any building permits can be issued. We will allow construction to proceed simultaneously with the construction of Robert Rose Drive, but Robert Rose Drive must be completed to binder course before a C of O will be issued.

As with all developments of more than one acre, a State of Tennessee Stormwater Permit is required. Evidence of this permit must be provided to the City’s Environmental Engineer prior to construction progressing.

Drainage calculations need to be submitted for review by the City Engineer.

The construction of the access drive for lot 2 should be shown on this plan.

Remove inlet from the center of the intersection.



A first floor elevation certification will be required prior to the issuance of a C of O.

Show the mast arm pole.

Differentiate between the subdivision work on Robert Rose Drive and the site work on ALDI.

These plans should be stamped by a registered engineer.

**Water and Sewer and Fire Department Comments:**

Final approval subject to approval of construction drawings and hydraulic calculations.

Per the fire department, install the Siamese connection at the southeast corner of the building.

Install a fire hydrant at the western entrance.

The fire and domestic services must have separate taps.

Property is within the Thompson Lane Assessment District.

Owner, for budget purposes, should check with the Murfreesboro Water and Sewer Department for connection fees, which may be substantial.

Off-site water and sewer construction drawings must be approved prior to issuing a building permit for Aldi.